

CITY OF SAN ANTONIO

Board of Adjustment Regular Meeting Agenda

First Floor, Board Room
Development and Business Services Center
1901 South Alamo Street

Monday, November 21, 2005

Board of Adjustment Board Members

| | | | |
|------------------|---------------|-------------------|----------------|
| Rene Balderas | District 1 | Gene Camargo | District Mayor |
| Oscar Williams | District 2 | Mary Rogers | District 7 |
| Jesse F. Jenkins | District 3 | Ramon Flores | District 8 |
| Vacant | District 4 | Mike Villyard | District 9 |
| Paul Klein | District 6 | Michael Gallagher | District 10 |
| | Laura Lizcano | District 5 | |
| | Chairperson | | |

- I. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- II. **Invocation and Pledges of Allegiance.**
- III. **A-05-110PP:** The request of James O'Brien for a 2-foot, 6 inch variance from the 6-foot maximum fence height requirement within the side and rear yards, in order to erect an 8-foot, 6-inch tall solid screen fence/wall, 257 Lismore.
- IV. **A-05-113PP:** The request of Beverly Avila for a 2-foot variance from the 4-foot maximum fence height requirement in front yards, in order to replace a 6-foot tall wrought iron fence, 231 Washington Street.
- V. **A-05-116:** The request of Virginia M. Villarreal for 1) a 10-foot variance from the minimum 20-foot front setback requirement, in order to keep an existing carport 10 feet from the front property line, and 2) a 4-foot, 4-inch variance from the minimum 5-foot side setback requirement, in order to keep the same carport 8 inches from the side property line, 2414 Greencrest.
- VI. **A-05-117:** The request of Buddy Dunn for 1) a 105-foot variance to allow two signs to be 45 feet apart, and 2) an 8-foot variance to allow two signs to be 142 feet apart, both from the requirement that signs be a minimum of 150 feet apart, 2337 Southwest Military Drive.
- VII. **A-05-118:** The request of John and Amy Hayes for a 2-foot variance from the 6-foot maximum fence height requirement in rear yards, in order to keep an existing 8-foot tall solid screen fence/wall, 138 East Hollywood Avenue.
- VIII. **A-05-119:** The request of Chavela Mann for 1) an 18-foot, 9-inch variance from the minimum 20-foot front setback requirement, in order to keep an existing carport 1-foot, 3-inches from the front property line, and 2) a 3-foot, 9 –inch variance from the 5-foot side setback requirement, in order to keep the same carport 1-foot, 3 inches from the side property line, 1607 Arbor Place.

- IX. **A-05-121:** The request of General Neon Sign Company for 1) a 15-foot variance from the requirement that signs must be setback a minimum of 200-feet from the nearest residential zone, in order to allow a sign to be 185 feet from the nearest residential property, and 2) a 75-foot variance from the requirement that signs must be setback a minimum of 100-feet from the nearest street easement or right-of-way, in order to allow a sign to be 25 feet from the nearest street, 14242 North Hills Village Drive.
- X. **Approval of the minutes from the regular meeting of July 18th and August 1st 2005.**
- XI. **Staff Report.**
- XII. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.
- XIII. **Adjournment.**

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at: www.sanantonio.gov/dsd

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

November 21, 2005

CASE NO. A-05-110PP

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 21, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Jerbo/San Ann Land c/o James J. O'Brien

Lot 17, Block 26, NCB 19216

257 Lismore

Zoned: "PUD R-6 ERZD" Residential Single-Family Planned Unit Development Edward Recharge Zone District

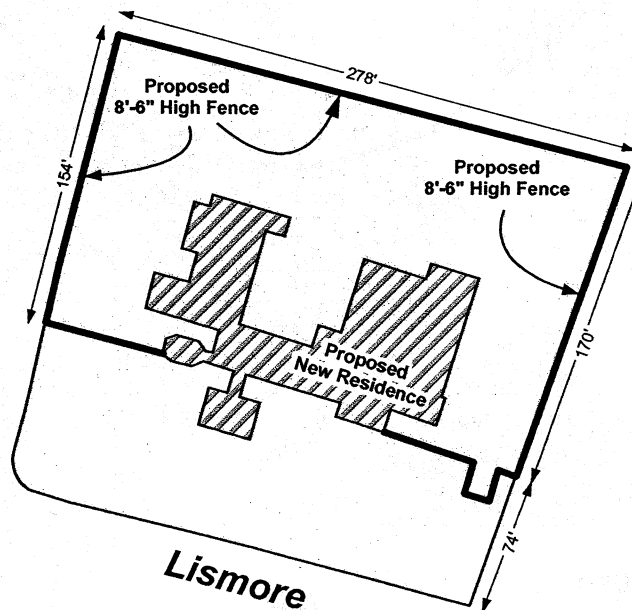
The applicant is requesting a 2-foot, 6-inch variance from the maximum 6-foot solid screen fence height requirement within the side and rear yard, in order to erect an 8-foot, 6-inch tall wall. The Unified Development Code allows a maximum fence height of 6 feet within side and rear yards.

Construction on any variances granted by the Board must be started within six (6) months of the date of the hearing. The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on the issue. If you plan to attend the public hearing, please call David Arciniega, the case manager for this case, at 207-6944 by noon the day of the hearing. In the event the agenda has changed, the case manager, or a message on his phone, will alert you as to the status of the case. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing.

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PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318

Lot 17
NCB 19216 - Block 026



Board of Adjustment

**Plot Plan for
Case A-05-110**



Scale: 1" approx. = 100'
Council District 9

257 Lismore

Produced by the City of San Antonio
Development Services Department
(11/08/2005)

BOARD OF ADJUSTMENT

November 21, 2005

CASE NO. A-05-113PP

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 7, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Beverly Avila

Lot A-3, Block 1, NCB 896

231 Washington

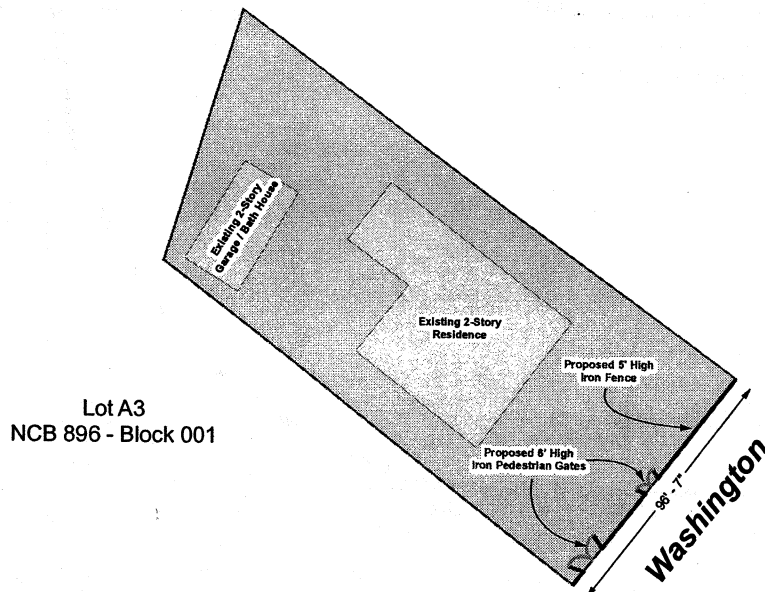
Zoned: "RM-4 H HS RIO-4" Residential Mixed, King William Historic District, Historical Significant Structure, River Improvement Overlay District - 4

The applicant is requesting a 2-foot variance from the 4-foot maximum fence height requirement in front yards, in order to replace a 6-foot tall wrought iron fence. Section 35-514 of the Unified Development Code requires predominantly open fences within front yards be no taller than 4 feet.

Construction on any variances granted by the Board must be started within six (6) months of the date of the hearing. The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on the issue. If you plan to attend the public hearing, please call Andy Gomez, the case manager for this case, at 207-0132 by noon the day of the hearing. In the event the agenda has changed, the case manager, or a message on his phone, will alert you as to the status of the case. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. For further information, please contact the case manager.

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Board of Adjustment

**Plot Plan for
Case A-05-113**



Scale: 1" approx. = 60'
Council District 1

231 Washington

Produced by the City of San Antonio
Development Services Department
(11/08/2005)

BOARD OF ADJUSTMENT

November 21, 2005

CASE NO. A-05-116

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 21, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

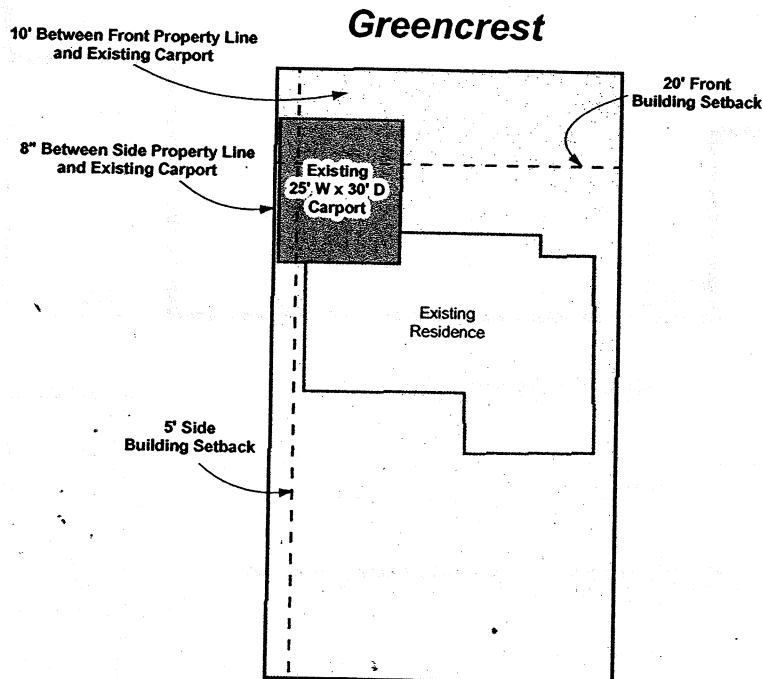
Virginia M. Villarreal
Lot 10, Block 1, NCB 12259
2414 Greencrest
Zoned: "R-5" Residential Single-Family District

The applicant is requesting 1) a 10-foot variance from the minimum 20-foot front setback requirement, in order to keep an existing carport 10 feet from the front property line, and 2) a 4-foot, 4-inch variance from the minimum 5-foot side setback requirement, in order to keep the same carport 8 inches from the side property line. The Unified Development Code requires a minimum 20-foot front setback between the back of a sidewalk or the front property line and a front entry garage or carport, and requires a minimum 5-foot side setback in "R-5" zoning districts.

Construction on any variances granted by the Board must be started within six (6) months of the date of the hearing. The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on the issue. If you plan to attend the public hearing, please call David Arciniega, the case manager for this case, at 207-6944 by noon the day of the hearing. In the event the agenda has changed, the case manager, or a message on his phone, will alert you as to the status of the case. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing.

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Lot 10
NCB 12259 - Block 001

Board of Adjustment

**Plot Plan for
Case A-05-116**



Scale: 1" approx. = 40'
Council District 1

2414 Greencrest

Produced by the City of San Antonio
Development Services Department
(10/31/2005)

BOARD OF ADJUSTMENT

November 21, 2005

CASE NO. A-05-117

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 21, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

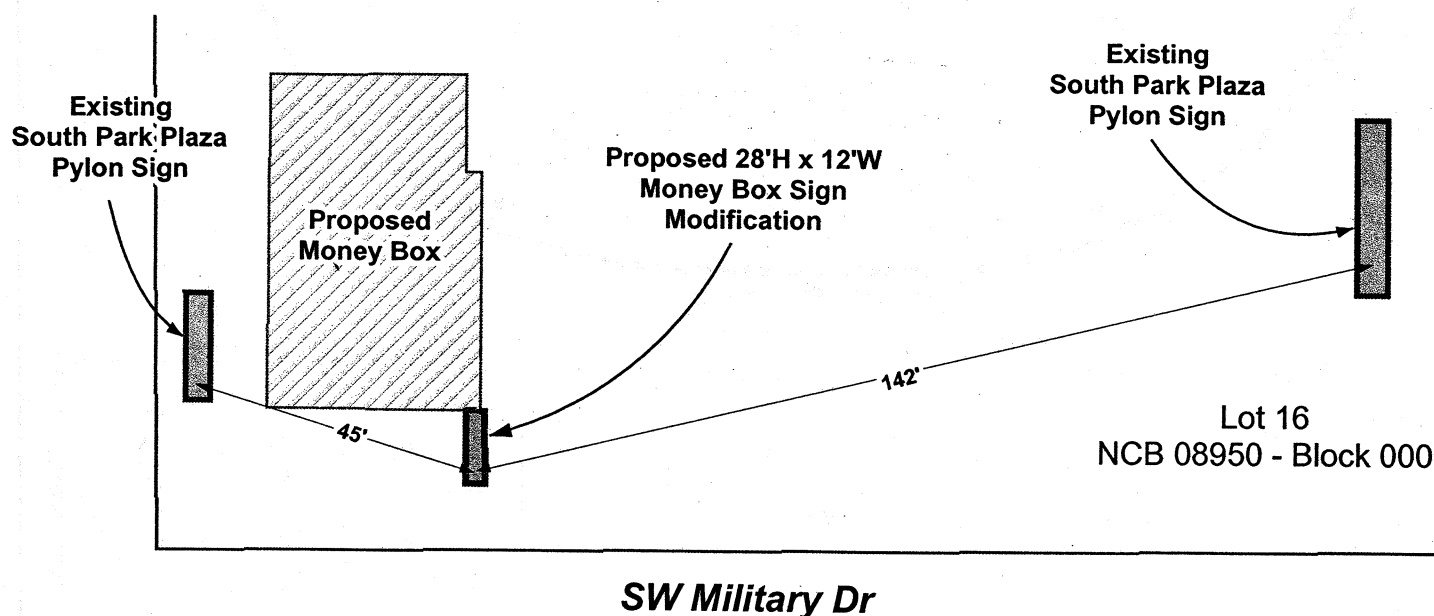
Buddy Dunn c/o United Sign Service
Lot 16, NCB 8950
2337 Southwest Military Drive
Zoned: "I-2" Heavy Industrial District

The applicant is requesting 1) a 105-foot variance to allow two signs to be 45 feet apart, and 2) an 8-foot variance to allow two signs to be 142 feet apart. Chapter 28 (Sign Code) requires at least 150 feet of spacing between free-standing signs.

Construction on any variances granted by the Board must be started within six (6) months of the date of the hearing. The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on the issue. If you plan to attend the public hearing, please call David Arciniega, the case manager for this case, at 207-6944 by noon the day of the hearing. In the event the agenda has changed, the case manager, or a message on his phone, will alert you as to the status of the case. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing.

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Board of Adjustment

**Plot Plan for
Case A-05-117**



2337 Military Dr SW

Scale: 1" approx. = 30'
Council District 4

Produced by the City of San Antonio
Development Services Department
(11/08/2005)

BOARD OF ADJUSTMENT

November 21, 2005

CASE NO. A-05-118

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 21, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

John and Amy Hayes

Lots 52, 53, 54, the east 15 feet of Lot 55 and the west 10 feet of Lot 51, Block 8, NCB 6388

138 East Hollywood Avenue

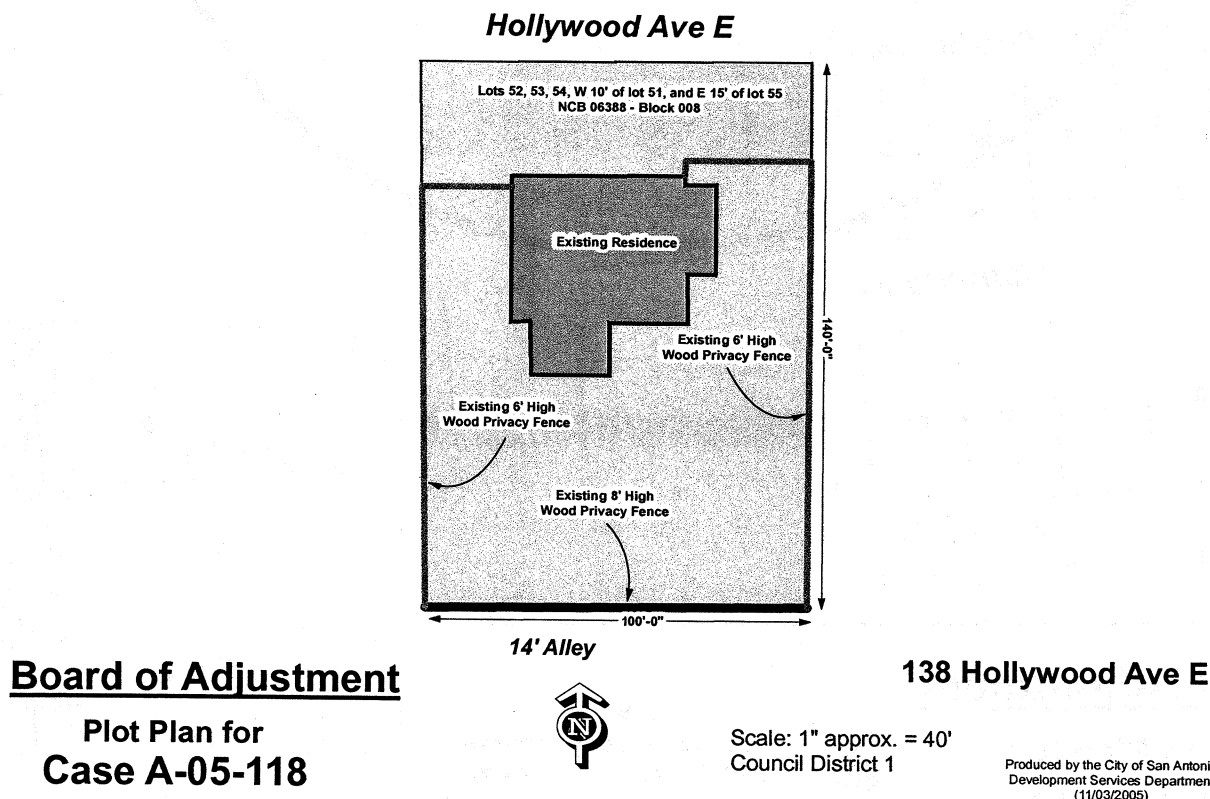
Zoned: "R-5 H" Historic Residential Single-Family District

The applicant is requesting a 2-foot variance from the 6-foot maximum fence height requirement in rear yards, in order to keep an existing 8-foot tall solid screen fence/wall. The Unified Development Code requires fences within the rear yard be no taller than 6 feet.

Construction on any variances granted by the Board must be started within six (6) months of the date of the hearing. The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on the issue. If you plan to attend the public hearing, please call Andy Gomez, the case manager for this case, at 207-0132 by noon the day of the hearing. In the event the agenda has changed, the case manager, or a message on his phone, will alert you as to the status of the case. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. For further information, please contact the case manager.

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BOARD OF ADJUSTMENT

November 21, 2005

CASE NO. A-05-119

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 21, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 South Alamo St, to consider the following application:

Chavela Mann

The south 75 feet of Lot 23, Block 12, NCB 2167

1607 Arbor Place

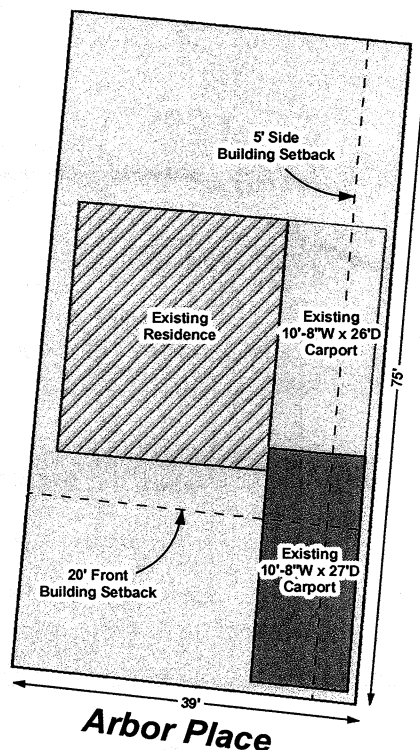
Zoned: "R-4" Residential Single-Family District

The applicant is requesting 1) an 18-foot, 9-inch variance from the minimum 20-foot front setback requirement, in order to keep an existing carport 1 foot, 3 inches from the front property line, and 2) a 3-foot, 9-inch variance from the 5-foot side setback requirement, in order to keep the same carport 1 foot, 3 inches from the side property line. The Unified Development Code requires a minimum 20-foot front setback between the back of a sidewalk or the front property line and a front entry garage or carport, and requires a minimum 5-foot side setback in "R-4" zoning districts.

Construction on any variances granted by the Board must be started within six (6) months of the date of the hearing. The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on the issue. If you plan to attend the public hearing, please call Andy Gomez, the case manager for this case, at 207-0132 by noon the day of the hearing. In the event the agenda has changed, the case manager, or a message on his phone, will alert you as to the status of the case. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. For further information, please contact the case manager.

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Lot 21
NCB 02167 - Block 012

Board of Adjustment

**Plot Plan for
Case A-05-119**



Scale: 1" approx. = 20'
Council District 5

1607 Arbor Place

Produced by the City of San Antonio
Development Services Department
(11/04/2005)

BOARD OF ADJUSTMENT

November 21, 2005

CASE NO. A-05-121

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 21, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

General Neon Sign, represented by Bill R. Hall

The south 2.499 acres out of Lot 79, Block 1, NCB 16871

14242 North Hills Village Drive

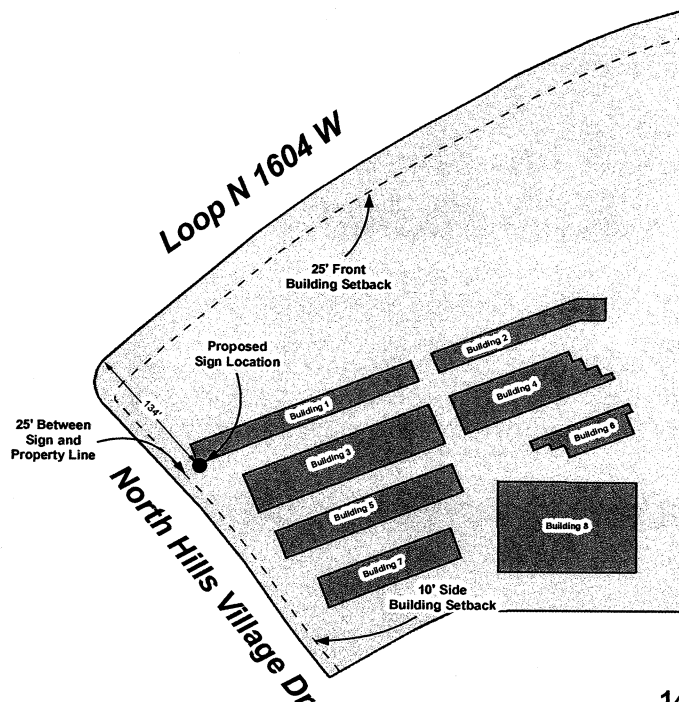
Zoned: "C-3" ERZD General Commercial Edwards Recharge Zone District, and "C-2" ERZD Commercial Edwards Recharge Zone District

The applicant is requesting 1) a 15-foot variance from the requirement in Chapter 28 (Sign Code) that signs must be setback a minimum of 200 feet from the nearest residential zone, in order to allow a sign to be 185 feet from the nearest residential property, and 2) a 75-foot variance from the requirement in Chapter 28 that signs must be setback a minimum of 100 feet from the nearest street easement or right-of-way, in order to allow a sign to be 25 feet from the nearest street. Chapter 28 requires these setbacks for expressway size signs on lots which do not have expressway frontage, but are within 500 feet of an expressway.

Construction on any variances granted by the Board must be started within six (6) months of the date of the hearing. The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on the issue. If you plan to attend the public hearing, please call Andy Gomez, the case manager for this case, at 207-0132 by noon the day of the hearing. In the event the agenda has changed, the case manager, or a message on his phone, will alert you as to the status of the case. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. For further information, please contact the case manager.

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Lot 79
NCB 16781 - Block 001

Board of Adjustment

**Plot Plan for
Case A-05-121**



Scale: 1" approx. = 150'
Council District 8

14242 North Hills Village Dr

Produced by the City of San Antonio
Development Services Department
(11/04/2005)